



Testimony of The Connecticut Manufactured Housing Association on Raised Bill 5255.

The Connecticut Manufactured Housing Association (CMHA) is a statewide association representing owners and operators of manufactured housing parks in Connecticut as well as manufacturers of homes and suppliers of goods and services for such homes. We are writing to express our concern about potential unanticipated consequences of the passage of HB 5255.

While this bill appears to have been written with the contents of rental or storage units in mind, it applies nonetheless to manufactured homes as well. Whenever the owner of a manufactured home, who leases space from one of our member parks, is the subject of an eviction proceeding, the subject of what to do with the home becomes an issue. Typically, homes in this position have little value. Nonetheless, they often (usually) have liens placed on them (sometimes for many years) by local tax collectors.

In the past, certain municipalities have refused any and all efforts to physically remove the home. Not only have some municipalities refused to take possession of the homes, they have even threatened to have the marshal arrested should he or she try to remove the home. Some of the municipal officials in Connecticut have proved willing to work with community owners to conduct tax sales on site to give the community owner an opportunity to obtain a clear title. This clear title enables the community owner to demolish the home and pay to have it removed without assuming liability for any delinquent taxes on the home. Unfortunately, there are a number of other municipalities whose remedy for their failure to collect taxes on the home is to refuse to let the community owner have the home removed. In such scenarios, the municipalities unabashedly seek to collect the delinquent taxes from the community owner (who has absolutely no legal obligation for such taxes).

If the home has delinquent taxes (it is rare to see a home evicted from a park or abandoned for which the home owner does not owe back taxes) it should fall to the municipality to hold on to the home which it considers collateral for the tax debt, not mandate that the park owner keep the home, empty and deteriorating, in his/her community.

This legislation proposes to have the marshal take possession of such homes and somehow find a way to store the home. Without a location for such storage and funds to pay for the storage, the marshal will have no option available to remove the home. In fact, in many cases, the home may well have deteriorated to the point that moving it is impossible.